

Use Permit Application Narrative for:

turquesa equestrian estates – scottsdale, arizona

LOCATION.

The subject property is currently undeveloped and is located at the southwest corner of Scottsdale and Peak View Roads in north Scottsdale. The property is surrounded by vacant land to the south, existing ranches and homes to the west and a new single family home neighborhood to the north. The forty-acre property is zoned R1-70 ESL [Single Family – Environmentally Sensitive Lands].

INTRODUCTION.

The main objective of this new community is to create a neighborhood with an equestrian character and experience unique to Scottsdale. In naming this experience, the design team choose a name that would add to the overall theme of the project as well as providing a unique basis for all of the materials associated with the neighborhood. In addition, the name needed to reflect the rich environmental heritage of the southwest. The name Turquesa is Spanish for "turquoise". The name Turquesa Equestrian Estates was chosen as a representation of all of these objectives. Turquoise is not only the state gemstone of Arizona, it also has some historical significance. Many early settlers to Arizona from South America called the beautiful blue stone, Turquesa. The Native Americans local to the area considered turquoise to be a source of good fortune, happiness, beauty, good health and long life. They called turquoise "Sky Stone", to match the rich blue color of the Arizona sky. Additionally, in the 13th century, turquoise was thought to protect the wearer from falls, especially from horses.

Turquesa Equestrian Estates offers a unique opportunity to develop a new community in Scottsdale with a foundation in the rich western heritage of the community. The architecture of the estate homes offered will enhance the local area and provide a much-needed alternative for horse owners who want to live in a neighborhood environment.

ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

The Turquesa Equestrian Estates project is located within the Lower Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described within the recently revised ESL ordinance. No boulder features, steep slopes, bedrock or unstable slopes are present on this site.

Topography & Slope.

The topography for this parcel is generally flat as the site falls from the northeast to the southwest at an average slope of 2-3%. The site is bisected by a wash



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that flows through the property in a southwesterly direction. The wash has been designated as a 404-wash.

A slope analysis for the site has been prepared by Erie & Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is approximately 28%.

Vegetation/Site Features. The site is typical of the Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been performed and submitted with this application. The most significant feature of the site is 404-wash [described above] that bisects the site diagonally through the middle of the 40-acres.

Hydrology Analysis. Erie & Associates, Inc. has prepared a preliminary analysis of the site hydrology. Their report has been submitted under separate cover for review by City staff.

Archaeology Survey. A report detailing the archaeology survey findings for this property has been submitted with this application.

REQUEST.

Request. The applicant and developer, Monogram Development Services, request approval of the proposed neighborhood equestrian facility which is an allowed "conditional" use within the R1-70 zoning. As with all conditional uses in Scottsdale, the proposed equestrian center requires a use permit. The equestrian center is part of a companion application for a preliminary plat for a custom home subdivision.

Plan Summary.

- Existing Zoning:.....R1-70 ESL
- Site Area [Gross]:..... ± 40.0 Acres
- Maximum Dwelling Units allowed [0.55 units/acre]22
- N.A.O.S. Required: 28%
- Maximum Height [per ESL ordinance]: 24'

Development Concept. Monogram Development Services propose to build a high-end custom homes with a strong emphasis and focus on an equestrian lifestyle. Lots will range from 54,000 square feet to over 100,000 square feet in area. The custom home concept allows for the preservation of the main wash that



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runs through the site as well as minor washes present on-site and provide for Scottsdale Road Scenic Corridor. Access to the new subdivision will be provided via Peak View Road.

The main feature of the proposed development will be a five-acre [approximately] common equestrian center that is available for all residents of this new neighborhood. The proposed private amenity will feature the following components:

- open arena[s] for riding and turn-out,
- hot walkers and round pens,
- barn / covered stables,
- material storage [hay, etc.] and
- trailer parking

The applicant proposes a full-time caretaker on-site to manage the facility. The equestrian components of the project blend in well with the existing ranches and other equestrian uses in the neighborhood to the west and south.

NOTE: The proposed equestrian facility will be for the sole use of residents of Turquesa Equestrian Estates. No outside users or commercial operations will be allowed.

Lighting. Lighting will be necessary to maximize the opportunity to use the equestrian facility, however, all lighting will comply with City ordinances which promote a dark sky character for this area of Scottsdale.

Trails Component. With the strong equestrian influence present in this area of Scottsdale, numerous trail elements will be integrated within project. Perimeter, public trails will be included on all four sides of the project including the Scottsdale Road Scenic Corridor. Internal, private trails will link all home sites with the common equestrian facility and to the perimeter trails. The perimeter trails will tie into the City's regional trail system linking numerous regional destinations within the community. All new public trails will be field staked with the assistance of the City's Trails Coordinator prior to construction.

Landscape Development. The landscape theme for the project will feature predominantly indigenous trees, shrubs and ground cover plants. Additional arid-adapted plants will be utilized for color in non-N.A.O.S. areas near the entrance and at the common area facility. A small turf area is also envisioned for use within common area to provide passive recreational opportunities for residents. Per the ESL ordinance, the turf will not be visible from off-site. See proposed design elements prepared by Vollmer & Associates submitted with this application.

USE PERMIT CRITERIA.

The existing R1-70 zoning on this parcel allows the proposed equestrian use as a permitted conditional use. However, a Use Permit application must be reviewed and approved through the public hearing process. The evaluation criteria for granting a Use Permit are outlined in Section 1.400 of the Scottsdale Zoning



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Ordinance. The uses must not materially affect the health, safety or welfare of the public. Considerations for that evaluation include the following:

- *Is there damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination?*
No. The facility will be a professionally managed, low-impact use that will not generate any unusual noise, smoke or vibration.

Dust will be monitored and controlled with the assistance of the full-time, on-site manager. Additionally, on-site decomposed granite with sand mix will create a near dust free environment. When activity levels dictate, dust mitigation will be accomplished using water to keep the soil moist. Internal stalls will feature rubber matt and wood chip flooring which will eliminate nearly all dust.

Odor associated with equestrian uses is primarily generated by manure. The manure will be picked on a daily basis and stored in covered dumpsters. The dumpsters will be removed weekly.

Flies will be managed through the use of a fly control system that utilizes an organic insecticide.

All lighting will adhere to all design guidelines and ordinances for equestrian uses in Scottsdale [see "Lighting" discussed above].

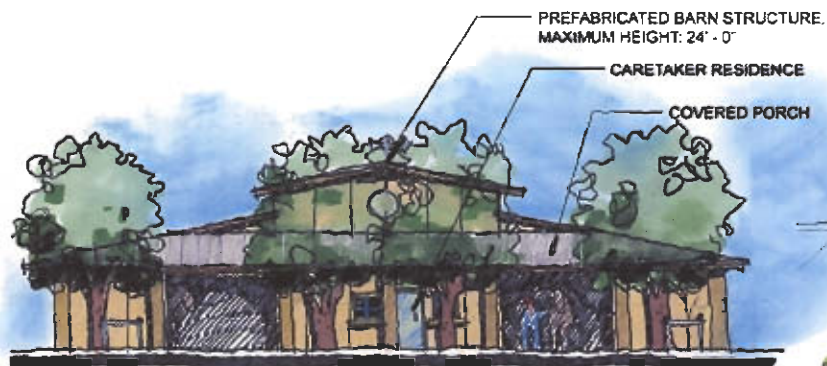
NOTE: All of these elements are common to any equestrian facility and will be effectively managed through commonly used, commercial practices and standards to minimize dust, odor and flies.

- *What is the impact on the surrounding area resulting from an unusual volume or character of traffic?*
None. All users of the proposed equestrian center will be residents of the subdivision. Therefore a majority of the traffic will be internal trips. Some service [deliveries, etc.] traffic may occur periodically. However, no additional increase in traffic is anticipated compared to what would otherwise occur with individual, lot-by-lot equestrian facilities.
- *Are the characteristics of the proposed use compatible with the types of uses permitted in the surrounding areas?*
Yes. The proposed equestrian uses are absolutely compatible with the surrounding neighborhood. This entire area of Scottsdale has long been an established ranch neighborhood and this amenity will further solidify the equestrian lifestyle of the region.

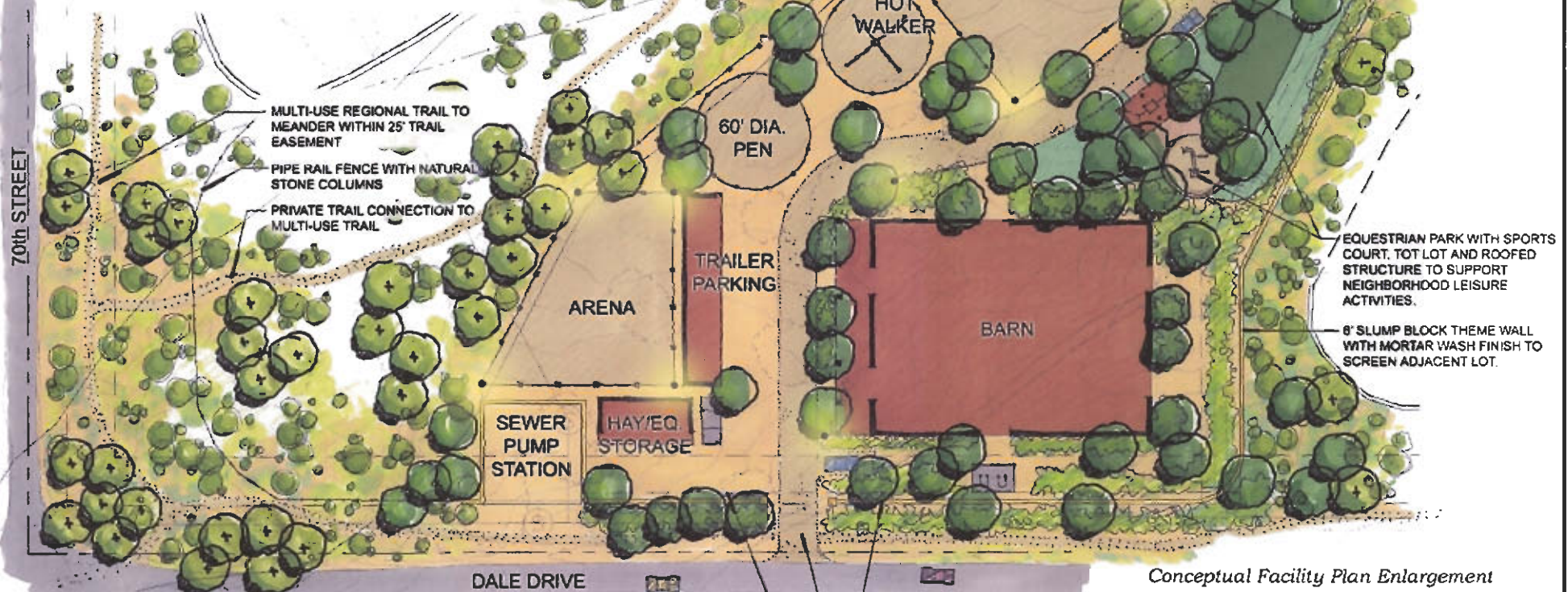
PUBLIC PARTICIPATION PROGRAM.

The master developer will be communicating with adjacent neighbors during the review of this application along with the preliminary plat and Development Review Board application. Specific comments from those communications will be provided to the City staff as the project progresses.





CONCEPTUAL BARN ELEVATION



MEDIUM AMBIENT LIGHT AREAS:

- **FIXTURE TYPE:** ALL FIXTURES SHOULD MEET IESNA DESIGNATION FOR FULL-CUT-OFF, BE MOUNTED IN A HORIZONTAL POSITION AND SHOULD BE LOCATED AND SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM THE PROPERTY LINE(S) OR ANY ADJACENT PROPERTY.
- **MOUNTING HEIGHT:** THE MOUNTING HEIGHT OF ALL FIXTURES SHOULD NOT EXCEED 20' FROM GRADE TO FIXTURE LENS.
- **FIXTURE, YOKE, POLE & BASE FINISHES:** ALL FINISHES ARE TO BE DARK AND NON-REFLECTIVE (FLAT).
- **LIGHT SOURCES:** ALL LEGAL LIGHT SOURCES ARE ACCEPTABLE.
- **ILLUMINANCE LEVELS:** THE INITIAL AVERAGE HORIZONTAL ILLUMINANCE AT GRADE ACROSS THE ARENA MAY NOT EXCEED 28 FOOT-CANDLES (FC). THE INITIAL MAXIMUM HORIZONTAL ILLUMINANCE AT GRADE AT ANY POINT ON THIS SITE MAY NOT EXCEED 87 FC. SPACING FOR ALL CALCULATION POINTS SHOULD CONFORM TO IESNA RECOMMENDED PRACTICE.
- **VERTICAL ILLUMINANCE:** VERTICAL ILLUMINANCE OF BUILDING FACADES AND OTHER STRUCTURES SHOULD BE MINIMIZED AT ALL TIMES TO THE SATISFACTION OF CITY STAFF.
- **OPERATING HOURS:** THE LUMINAIRES MAY NOT BE OPERATED DURING THE HOURS OF 10:00 PM TO SUNRISE. LUMINAIRES MAY ONLY BE TURNED ON WHILE THE ARENA IS IN ACTUAL USE.

USE ONSITE SALVAGE TREES TO SCREEN BARN FROM OFFSITE VIEWS

STABILIZED DECOMPOSED GRANITE SERVICE ROAD

AUTOMATIC SLIDING GATE FOR SERVICE ACCESS

Conceptual Facility Plan Enlargement **Turquesa Equestrian Estates**

SWC of Scottsdale and Peak View Scottsdale, Arizona

MONOGRAM DEVELOPMENT SERVICES L.L.C.



CITY OF SCOTTSDALE DRB# 88-PA-04

23-UP-2004

8-19-04

